

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
938-4966

Project Name: Sable Resorts Inc./Capri Hotel

Case #: 60-R-01

Date: October 9, 2001

Comments:

- 1) A Notice of Proposed Construction or Alteration form 7460-1 must be filed with the FAA since the building exceeds 200 feet in height.
- 2) A second Notice of Proposed Construction or Alteration must be filed since the construction crane or equipment will exceed 200 feet in height.

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Engineering Comments will be available at the DRC Meeting.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Sable Resorts / Capri Hotel

Case #: 60-R-01

Date: 10-9-01

Comments:

- 1) Chapter 51 of the SFBC applies to this project.
- 2) Flow test required.
- 3) Hydrants required at four corners of the property at permit phase.
- 4) Stair no. 2 does not comply with 3109 SFBC.
- 5) Life safety plan required showing occupancy loads and travel distances to the stairs. This is to make sure that no extra stairs are required prior to obtaining the foundation permit.. See SFBC ch 31 for egress requirements. These are more restrictive than NFPA 101.
- 6) The second floor retail space requires stairs.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Sable Resorts/Capri Hotel

Case #: 60-R-01

Date: October 9, 2001

Comments:

Our comments from May 8th, 2001 are still applicable. We understand from the plans submitted that the developer will be providing two rooftop rooms for our Public Safety Communications equipment. To obtain additional design specifications for these facilities as this project progresses, please contact the Telecommunications Management Section, Mark Pallans at (954) 828-5790 or Gary Gray at (954) 828-5762.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Sable Resorts/Capri Hotel

Case #: 60-R-01

Date: 10/9/01

Comments:

Verify that the requirements regarding all previously submitted comments are met.

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| | | | |
|---------------------|---------------------------|---------------|--|
| Division: | Planning | Member | Bruce Chatterton 828-5981 |
| Project Name | Sable Resorts/Capri Hotel | Case # | 60-R-01 (Revised for 2 nd DRC Round) |
| Date | October 9, 2001 | | |

Site plan for a 346-room hotel with an additional 171 timeshare units, 30,000 s.f. retail, 14,000 s.f. health club and a 25,130 s.f. conference facility on a 4.16 acre site in the ABA and NBRA districts.

Comments:

1. Please provide documentation (Binding Letter) addressing the project's potential status as a Development of Regional Impact (DRI).
2. Project requires review by the Planning and Zoning Board and City Commission as Site Plan Levels III and IV.
3. Provide area calculations on landscape plans indicating amounts of pervious and impervious areas as well as public open space.
4. Discuss narrative provided by applicant describing compliance with Ord. C-00-26.2.B.8 regarding minimum distance requirements between buildings on a development site.
5. Discuss narrative provided by applicant describing compliance with Ord. C-01-10 that requires structures to be no more than 200 feet in width or length.
6. In narrative form, please provide more detail regarding the "half the height" requirement of ULDR 47-12.5.B.1.c and the requested yard modifications.
7. Discuss disposition of any public metered parking spaces that will be eliminated. Sign off by Doug Gotshall, Parking Systems Manager, is required prior to item being placed on the Planning and Zoning Board agenda.
8. A valet parking agreement will be required for the stacked parking arrangement shown. Agreement must be recorded and provided prior to receipt of a C.O. and valet parking must be available at all times of building operation.

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9. Provide the set back lines, sidewalk and curb locations, and property lines on all floor plans, the landscape plans and on all elevations and sections.
10. Provide full color and material samples for all exterior surfaces prior to presentation to Planning and Zoning Board.
11. This site may have archaeological significance as noted in the Broward County Office of Planning's Archeological and Historical Conservancy Technical Reports 67 and 117. Provide a statement from the Office of the Broward County Historical Commission describing the archaeological significance of the site, if any. Contact Broward County's archaeologist, Mr. Scott Lewis at 942-9283.
12. Additional comments may be forthcoming.

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Division: Police

Member: Robert Dodder
828-6421
Beeper 497-0628

Project Name: Sable Resorts/Capri Hotel

Case #: 60-R-01

Date: 10/9/01

Comments:

1. Stair doors should not permit entry to the building from the exterior at grade.
2. All secondary entry points should be on a card reader system. The system should be able to provide an audit trail as well as instantly eliminating a specific card.
3. A C.C.T.V. (video motion detection preferred) that is monitored and recorded is suggested for specific locations, such as, the parking garage, common areas, non-public areas like the service corridors, etc.
4. Does the general public have access to the amenities located in the Central and Ocean Front buildings? If not, what form of elevator control will be used?
5. On the 7th floor, is the destination spa open to the general public? If so, how will the guest and time-share areas be secured from the general public?
6. For the 8th through the 26th floors, what type of elevator control will be used to limit non-guest access to the guestrooms?
7. Both the guestrooms and the time-share units should have a card reader access control system. This system should be able to provide an audit trail as well as instantly eliminating a specific card. Also, these rooms should have a room safe and a safety deposit box system is suggested.
8. Where will the security office be located?
9. An emergency communication system should be located in the parking garage. This system should be conspicuous and wired direct to the security office.
10. The entrance to the restrooms for the time-share pool lacks any form of natural surveillance. What organized / mechanical concept will be used to offset this design characteristic?
11. Response to the comments should be in a narrative format, on letterhead and signed.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Sable Resorts/Capri Hotel

Case #: 60-R-01

Date: 10/09/01

Comments:

1. Project requires review by the Planning and Zoning Board and City Commission as Site Plan Level III and IV.
2. Provide a text narrative outlining the anticipated operations, maintenance, security, hours of operation for retail and restaurant uses, trash management plan prior to Planning and Zoning Board review.
3. Applicant must provide documentation from Broward County for Hurricane Evacuation preparedness prior to Planning and Zoning Board review.
4. Delineate loading zone in accordance with section 47-20.6.
5. Provide a valet parking agreement in accordance with section 47-20.18.
6. Will parking structure be entirely enclosed? Indicate vent and exhaust locations and provide an enlarged section of vents. Parking structure must comply with Ord. C-00-65.
7. Provide a staging, material storage, construction/trailer location plan and a construction debris mitigation plan.
8. Provide a photometric lighting plan for all level of the garage, drop off/valet area and motor court prior to Final DRC review.
9. Projects requiring Site Plan Levels III and IV review, on sites with in the Downtown RAC and lying east of the Intracoastal Waterway, provide two (2) oblique aerial drawings from opposing views which indicate the lass outline of all proposed structure(s) and the outlines of adjacent existing and previously approved structures. The mass studies are to be shown on an aerial photograph of by use of an isometric perceptive or axonometric drawing of the site and the surrounding adjacent area.
10. Additional comments may be discussed at DRC meeting.